

**PLANNING COMMISSION
IN-PERSON AND VIRTUAL MEETING AGENDA
Monday, May 1, 2023 at 7:00 pm**

IN-PERSON MEETING LOCATION: City Council Chambers, 3515 Broad St, Dexter, MI
VIRTUAL ZOOM MEETING LINK: <https://us06web.zoom.us/j/84998543134>
CALL IN BY PHONE: 888-788-0099 or 877-853-5247 **Meeting ID:** 849 9854 3134

- I. **Roll Call**
- | | | |
|------------------------------|----------------------------------|----------------------------|
| Matt Kowalski, Chair | Thomas Phillips, Vice Chair | Alison Heatley, Secretary |
| Jim Carty | Tom Covert | Chet Hill |
| Kyle Marsh | Karen Roberts | Wa Hubbard, Ex-officio |
| Brock McIntyre (Student Rep) | Charlotte Bruderly (Student Rep) | Julian Malek (Student Rep) |

- II. **Action on Meeting Minutes from:** Regular Minutes of April 3, 2023 **Pg. 1-4**

- III. **Approval of Agenda**

- IV. **Public Hearing(s):**

- A. **Capital Improvements Plan (CIP) FY 2023-2028** – Public hearing to consider updates to the City of Dexter Capital Improvements Plan (CIP) for FY2023-2028. Discussion and possible action following the public hearing. **Pg. 5-126**

Rules of Procedure for Public Hearings and Business Items:

1. Chair introduces case.
2. Staff and consultant report and comments.
3. Applicant presentation. Maximum 20 minutes allowed. All visual material presented must be projected to allow simultaneous viewing by Commission and audience.
4. Chair opens public hearing and invites public to provide comments. All public commentators must state their name and address for the record. Chair reserves the right to limit individual commentators to 5 minutes, if necessary to ensure all commentators wishing to speak have an opportunity.
5. Applicant response opportunity. Maximum of 5 minutes allowed.
6. Planning Commission discussion and action.

- V. **Pre-Arranged Participation** (Comments shall be limited to 10 minutes) - None

- VI. **Reports of Officers:**

- A. Chairman Report –
- B. Planning Commissioners & Council Ex officio Reports
- C. Committee Reports
- D. Community Development Office Reports – CDM (provided separately)

- VII. **Citizen Wishing to Address the Commission (Non-Arranged Participation)** - Those wishing to address the Planning Commission must follow the instructions in the [City of Dexter Resident Zoom Meeting User Guide](#) and provide their name and address. Each speaker is limited to 5-minutes or 10-minutes for a representative of a bona fide group/organization.

- VIII. **Old Business** – None

- IX. **New Business**

- A. **AP2023.24-01 The Pelham Planned Unit Development (PUD) Application for Conceptual Review (8180 Main St)** – Discussion only regarding a PUD Application for Conceptual PUD Plan Review, submitted by The Pelham, LLC, for a 33 residential unit multiple family development project, located at 8180 Main Street. Jeffrey Mahaney, Architect; Kelly Anderson, Resident Agent; Property Owner, 76 Properties, LLC, Represented by Nate Pound.

The purpose of the conceptual review is to provide an applicant an opportunity to present conceptual development plans to the entire Planning Commission and City Council,

respectively, and obtain valuable feedback before submitting for preliminary PUD review. No action is taken and comments provided are not binding. At this stage, detailed landscaping, site grading, drainage, and utilities, etc. are not required. Basic question of use, density, design, architecture, integration with existing development in the area, and impacts on and the availability of public infrastructure are generally discussed. **Pg. 126-184**

X. Proposed business for Monday, May 1, 2023:

A. Conceptual PUD Plan Review for Mill Creek Flats, Multiple Family Apartment Project

XI. Citizens wishing to address the Commission

XII. Adjournment

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) can contact the City Office at (734) 426-8303, at least 48-hours prior to the meeting. City staff will be pleased to make the necessary arrangements.